Total Card / Total Parcel
APPRAISED: 832,400 / 832,400
USE VALUE: 832,400 / 832,400
ASSESSED: 832,400 / 832,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		MELROSE ST, ARLINGTON

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	828,500	3,900		832,400
Total Card	0.000	828,500	3,900		832,400
Total Parcel	0.000	828,500	3,900		832,400

Source: Market Adj Cost   Total Value per SQ unit /Card: 359.57   /Parcel: 359.57

Legal Description

User Acct: 220189
GIS Ref
GIS Ref

Entered Lot Size
Total Land:
Land Unit Type:

Insp Date: 07/30/18

OWNERSHIP   Unit #: 94

Owner 1:	BARNICLE KRISTEN M
Owner 2:	
Owner 3:	
Street 1:	94 MELROSE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	HEMPEL CHRISTOPHER M -
Owner 2:	BARNICLE KRISTEN M -
Street 1:	94 MELROSE ST
Twn/City:	Arlington
St/Prov:	MA	Cntry
Postal:	02474

PREVIOUS ASSESSMENT

Parcel ID: 004.A-0003-0005.0

!14477!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	828,500	3900	.		832,400		Year end	12/23/2021
2021	102	FV	804,100	3900	.		808,000		Year End Roll	12/10/2020
2020	102	FV	791,800	3900	.		795,700	795,700	Year End Roll	12/18/2019
2019	102	FV	696,600	3900	.		700,500	700,500	Year End Roll	1/3/2019
2018	102	FV	615,500	3900	.		619,400	619,400	Year End Roll	12/20/2017
2017	102	FV	560,700	3900	.		564,600	564,600	Year End Roll	1/3/2017
2016	102	FV	560,700	3900	.		564,600	564,600	Year End	1/4/2016
2015	102	FV	517,800	3900	.		521,700	521,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	19:05:18

LAST REV

Date	Time
07/30/18	09:44:11
danam	

PAT ACCT.: 14477

USER DEFINED

Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Vinyl Exterior and 2315 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

SALES INFORMATION   TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEMPEL CHRISTOP	58769-336		3/28/2012	Convenience	1	No	No		
VINCENT CHRISTO	55085-395		7/30/2010		548,750	No	No		
TSAROUHAS MARKE	32021-338		11/13/2000		305,000	No	No	4	

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
	Census:			Exmpt		
	Flood Haz:					
D				Topo		
s				Street		
t				Gas:		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/19/2010	2323	Manual	3,000					
6/8/2009	451	Porch	10,862					
3/31/2003	209	Re-Roof	5,850					Reroof frt prch+ i
8/17/2001	566	Alterati	28,000	O				ATTIC TO L/A-BATH

ACTIVITY INFORMATION

Date	Result	By	Name
7/30/2018	Measured	DGM	D Mann
5/15/2018	Measured	DGM	D Mann
5/15/2001	External Ins	PM	Peter M

Sign: _VERIFICATION OF VISIT NOT DATA_   ___/___/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7184																

Total AC/HA: 0.00000   Total SF/SM: 0   Parcel LUC: 102 Condo   Prime NB Desc CONDO   Total: Spl Credit   Total:

EXTERIOR INFORMATION

Type:	99 - Condo Conv
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	2 - Conc. Block
Frame:	1 - Wood
Prime Wall:	4 - Vinyl
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	BEIGE
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1925 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	G12 Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	53.000000000
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	18.6 %

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.10356367
Const Adj.:	0.98010004
Adj $ / SQ:	329.889
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1017831
Depreciation:	189317
Depreciated Total:	828515

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1		HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	2
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	395.87
Special Features:	0	Val/Su Net:	357.88
Final Total:	828500	Val/Su SzAd	357.88

SKETCH

8

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	2,315	329.890	763,693
Net Sketched Area:	2,315		Total:	763,693
Size Ad	2315	Gross Area	2315 FinArea	2315

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID: 004.A-0003-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10x20	A	GD	1925	27.50	T	30	102			3,900			3,900

More:	N	Total Yard Items:	3,900	Total Special Featues:		Total:	3,900